

**City of Concord, New Hampshire
Architectural Design Review Committee**

January 11, 2011

The Design Review Committee held its regular monthly meeting on Tuesday, January 11, 2011, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jay Doherty, Claude Gentilhomme (who arrived at 8:40 AM), Elizabeth Hengen, and Ron King. Mr. Henninger, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as was Craig Walker, Zoning Administrator.

The Design Review Committee met in order to review the proposed design of certain sites, buildings, building alterations and signs that are on the Planning Board's regular agenda for January 19, 2011, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review. Comments on and criticisms of the items were made.

The following proposals were evaluated.

Agenda Items

Consideration of proposed placement and design of signs:

- **Enterprise Rent A Car** for three replacement panels for existing affixed signs and one replacement panel for an existing free standing sign **at 28 Manchester Street.**

Mr. Henninger explained this sign application had been removed from the agenda because it did not comply with the Zoning Ordinance.

Mr. Walker explained that they are only allowed 40 square feet of signage and, as proposed, the signage total was over 100 square feet. He indicated he would continue to work with the applicant to move toward compliance.

- **Nonni's** for two new affixed signs and one new awning sign **at 172 North Main Street.**

Mr. Walker explained that the affixed signs proposed to be placed on each corner of the building were previously attached to the old freestanding sign. When that freestanding sign was replaced, these panels were installed on the building. He reported that they met the requirements of the Zoning Ordinance.

There was no one present on behalf of the applicant.

The Design Review Committee found the proposed design and placement of the signage to be appropriate for the location and use, and recommended approval as submitted.

- **Pizza Market** for one new affixed sign and one replacement panel in an existing freestanding sign at the **Merrimack Center at 89 Fort Eddy Road**

Mr. Henninger advised the committee that these were replacement signs. Mr. Hebert noted that there were modifications recently made to the parking lot approved by the Technical Review Committee. There was no one present on behalf of the applicant.

The Design Review Committee found the proposed design and placement of the signage to be appropriate for the location and use, and recommended approval as submitted.

- **Subway** for one new affixed sign at **231 Loudon Road**.

Mr. Henninger reminded members that the Committee had reviewed this sign informally last month and recommended approval.

(Mr. Gentilhomme arrived at 8:40 AM.)

There was a question as to whether the "W" in "Subway" was intended to be black or yellow and Mr. Henninger indicated he would seek clarification.

The Design Review Committee found the proposed design and placement of the signage to be appropriate for the location and use, and recommended approval as submitted.

Revisions to the previously approved building elevations by Burger King Corporation at 155 Loudon Road. (#2009-04)

Mr. Henninger introduced this proposal for revisions to the previously approved building elevations for Burger King, along with changes to the site plan.

Wayne Morrill from Jones and Beach was present on behalf of the applicant and explained the change in location of the dumpster. He explained that the approved plan showed the two dumpsters for Burger King to be located to the rear of the building. They now propose to place those two dumpsters, along with the one dedicated to CVS, in a single enclosure in the location originally planned for the sole CVS dumpster. It will be a masonry enclosure with wooden gates and will match the colors of the CVS building. This will allow for increased landscaping at the original location of the Burger King dumpsters.

Members asked for additional screening of the enclosure and Mr. Morrill indicated that could be done, in addition to enhanced landscaping at the former location.

Mr. Henninger noted that they are only allowed three signs so, while they comply with the Zoning Ordinance regarding sign area, they cannot have the number of signs shown.

Justin Alpert from Amaral Associates indicated they could eliminate the signage on the westerly elevation and increase the size of the remaining signs. Mr. Henninger noted that the signage on this façade would hardly be visible from Loudon Road.

Mr. Morrill explained that the front elevation will have more glass and the drive-through windows will be larger. Canopies will be a little bit different. The building will have brick elements instead of stone. However, this will have the same footprint as the previously approved building.

The Design Review Committee recommended approval of the revisions as submitted with the reduction in signage by removing the Burger King medallion and removing "have it your way" on the west side, and increasing the sign diameter of the two remaining medallions from five feet to six feet. "Home of the Whopper" will also remain.

Modifications to the previously approved design of the northerly building elevation by the **New Hampshire Community Loan Fund at 5-7 Wall Street. (#2010-23)**

Mr. Henninger introduced this proposal for revisions to the previously approved building elevations.

Greg Coates from The Azimuth Group was present on behalf of the applicant.

Mr. Coates explained that in the course of demolition for construction the foundation of the building started to fail and the porches were lost in the process of responding to the foundation failure. Since they now need to rebuild the porches, they are trying to emulate the porches originally on the buildings. Also, in the demolition they found scalloped shingles in the gable of one of the buildings and decided they would like to keep that feature. They are also replacing the originally proposed palladium window with double windows similar in style to the other windows on the building.

The Design Review Committee recommended approval as submitted with the suggestion that use wider corner boards.

There was no further business to come before the Committee and the meeting adjourned at 9:15 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner